

**Minutes of the Regular Meeting of Lemoore Planning Commission**

**April 10, 2006**

**Chairperson Clement called the meeting to order at 7:00 p.m.**

**ATTENDANCE:** Chairperson Clement, Commissioners Silviera, Norgaard, Kendall, LeRoy, Elgin, Ormonde, Chief Planner Smyth, City Attorney Neufeld

**ABSENT:** None.

**PUBLIC COMMENTS AND INQUIRIES:**

There were none.

**APPROVAL OF MARCH 13, 2006 MINUTES:**

It was moved by Commissioner Silviera, and seconded by Commissioner Norgaard to approve the minutes of the March 13, 2006 meeting as submitted.

**AYES:** Norgaard, Kendall, Silviera, Elgin, Ormonde  
**NOES:** None.  
**ABSTAIN:** Clement, LeRoy  
**ABSENT:** None.

**SITE PLAN REVIEW NO. 2006-05 APPLICATION BY BHOOPENDRA MOWJI TO CONSTRUCT A MINI-MART/8-PUMP GAS STATION ON THE NORTHWEST CORNER OF IONA AND 19<sup>TH</sup> AVENUES:**

Smyth reviewed the site location, the floor plan layout of the mini-mart gas station, and where the private street would be located. She went over the changes of the canopy. Smyth noted that this project has gone through the preliminary review process which allows all the city department heads to review and redline the map. The map submitted is basically in conformance with the City standards. Smyth pointed out that the applicant has provided future concepts for the site to ultimately include a new hotel, retail stores and a restaurant in later submittals. She stated that this is a permitted use for that site and 300 foot radius letters are not required. She stated that staff is recommending approval for this project with the 20 conditions stated in the staff report.

Bhoopendra Mowji, the applicant, stated that he is present to clarify and answer questions. Mowji informed the Commission that he has applications from Subway, Blimpies, and Port of Subs to come in if his project is approved. He says it is not going to be an eye sore and that it is going to be something that people in Lemoore will enjoy.

Rosie Marshall, Manager of Holiday Inn Express, expressed her concerns of having another hotel/motel in Lemoore. She believes that it is not necessary for another hotel/motel to come in because the Indian Gaming is building a very large hotel and she does not see a need for another hotel in Lemoore. She wondered if there was enough market for another hotel and asked that Commission really look at this when the future project comes forward.

Judy Narbaitz from the Redevelopment Department of the City of Lemoore explained the goal of the RDA to bring businesses to the City. Narbaitz stated that she has been working with Mr. Mowji since 2004 on this project and she believes that this project will be beneficial to the community as a whole.

It was moved by Commissioner Silviera, and seconded by Commissioner Norgaard to adopt a Negative Declaration to the project pursuant to the California Environmental Quality Act.

**AYES:** Norgaard, Silviera, Kendall, Elgin, Ormonde, LeRoy, Clement  
**NOES:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

It was moved by Commissioner Silviera, and seconded by Commissioner Norgaard to approve Site Plan Review No. 2006-05 to build a mini-mart store/gas station with the 20 conditions and the modification to Exhibit A on the canopy.

AYES: Silviera, Norgaard, Kendall, Elgin, Ormonde, LeRoy, Clement  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

**TENTATIVE SUBDIVISION MAP NO. 2006-02/PLANNED UNIT DEVELOPMENT NO. 2006-02/  
CONDITIONAL USE PERMIT NO. 2006-02 APPLICATIONS BY BRAD SWENSON TO SUBDIVIDE  
TRACT 872-SUGARPLUM VILLAGE:**

Smyth reviewed the location of this project, the lot size, the net density, and the zoning districts in the areas. She stated that there is a condition regarding storm water capacity. She stated that staff recommends that this project be approved with the 19 conditions of approval as listed in the staff report. Smyth stated that this map meets the underline zone densities and is in conformance with the General Plan, under the PUD guidelines.

Public Hearing opened at 7:40 p.m.

Bob Badasci, 207 West "D" Street Lemoore, stated that that development will be a plus for Lemoore and he spoke in favor of the project.

Brad Swenson, subdivider for Sugar Plum Homes, stated that the maximum units possible is 104, yet 89 is what is now proposed. He explained that they don't like to cram homes in one area and they like to have bigger lots. He stated that he would request eight (8) more units to this map. Swenson presented the Commission with a rough drawing of the proposed added lots, and explained his thoughts of that issue. He requested that the Commission review the handout with the additional lots and allow them 8 more units based on the maximum units allowed of 104.

There were no comments against this project. Public Hearing Closed at 7:50 p.m.

City Attorney Don Neufeld stated that by adding eight (8) more units, it may generate more traffic, and change the environmental findings. Neufeld suggested that Smyth, make sure that there is no significant change in the environment from the project by adding more units. He stated that it would be appropriate to go back and check and an addendum be filed with the environmental assessment before any final action is taken by City Council.

Smyth noted that there would be no impact by including eight (8) more units to this project as her assessment for traffic is based on the allowances for the underlying zoning. The Planning Commission discussed allowing additional units to this project and the affects it may have. They also discussed allowing second dwelling units within the subdivision. It was a consensus of the Planning Commission to allow secondary dwelling units within the subdivision once Daphne Lane is constructed to Bush Street and allow an additional up to eight more lots to the development so long as the average lot size is not less than 10,300 square feet prior to approval by City Council.

It was moved by Commissioner Norgaard, and seconded by Commissioner Ormonde to recommend that City Council to accept the Negative Declaration No. 2006-02 with a short addendum regarding the number of units and traffic assessment being forwarded to the City Council. .

AYES: Norgaard, Ormonde, Silviera, Kendall, Elgin, LeRoy, Clement  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

It was moved by Commissioner Norgaard, and seconded by Commissioner Silviera to accept the staff's listed findings and recommend City Council's approval of the Tentative Subdivision Map No. 2006-02, County Tract No. 872 for Sugar Plum Village with the 19 Conditions as per the staff report,

and include Condition No. 20 to state that secondary dwelling units be allowed within the subdivision, once Daphne Lane is constructed to Bush Street. And add Condition No. 21 that no more than 97 lots shall be allowed in the subdivision, so long as the average lot size is not less than 10,300 square feet as shown on the revised map to be submitted to the City Council.

**CHIEF PLANNER'S REPORT:**

Smyth reviewed the West Hills College letter submitted by Dr. Gornick regarding the Victory Village Subdivision that was at the last meeting. She provided the Commission with a copy of the letter. Smyth informed the Commission that a new General Plan RFP was released and we would like to have a Commissioner on the board. Staff is looking forward to having a Consultant before the end of May. April 19 is the deadline for consultants to submit their proposals all submittals will have to be read by April 26<sup>th</sup> as she is trying to bring before the City Council at their May 2, 2006 meeting.

Commissioner Elgin offered to be on the General Plan Committee, and Commissioners concurred.

**COMMISSION'S REPORT AND REQUEST FOR INFORMATION:**

Silviera expressed her need for the City to be more aware and concerned when people call for guidance.

Smyth notified the Commissioners that there is now an updated information sheet listing those departments to call for different questions and concerns that she will make available.

**ADJOURNMENT:** The meeting was adjourned at 8:30 p.m.